



**City of Seattle**  
**Seattle Department of Construction and Inspections**  
**Land Use Review**

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Evette Yu  
600  
108th Ave NE  
Bellevue, WA 98004

Re: Project #3037857-LU

## **Correction Notice #2**

**Review Type** ZONING  
**Project Address** 106 NW 36TH ST  
SEATTLE, WA 98107  
**Contact Email** evette.yu@mza-us.com  
**SDCI Reviewer** Glenda Rader  
**Reviewer Phone** (206) 733-9695  
**Reviewer Email** Glenda.Rader@seattle.gov  
**Owner** Shuang Zhang

**Date** September 08, 2021  
**Contact Phone** (425) 559-7584

**Address** Seattle Department of Construction and  
Inspections  
700 Fifth Ave  
Suite 2000  
PO Box 34019  
Seattle, WA 98124-4019

## **Applicant Instructions**

**You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".**

**\*\*\* Respond by providing a written response to each correction AND identify changes to drawings since initial review. \*\*\***

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

## **Codes Reviewed**

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

## **Corrections**

### **1. Commercial Depth**

Depth of commercial space is calculated per retails space. Please revise the plans to update the calculation for each business.

### **2. Setbacks**

thank you for adding the setback along 1st Ave NW. Please provide additional scaled and dimensioned section illustrations documenting the walls within the setback area comply with SMC 23.47A.014.G.5.a

### **3. Parking**

The updated parking plan still needs work. The land use code establishes three stall sizes. Please update the plans to match small, medium and large on the parking plan than c and s as outlined in SMC 23.54.030.A. In addition the required parking aisle for a medium parking stall is 22 feet not 20 as illustrated on the plans. Please revise to comply. (SMC 23.54.030.E.1) Lastly, in order to calculate driveway slope the section drawing of the garage entrance should include the length of the access along with the elevation at the alley and base of the ramp. Please update the plans to include this information.

### **4. Departure Request**

Revise the plans to reflect the following:

- \*Remove the word "approved" from the departure table.

- \*Revise the wording on the request to clearly state only that access to parking is sought from 1st avenue even though access is also being established from the alley.

- \*the currently empty section is where you explain the design and why you feel access from the street benefits the application and enhances the design.

### **5. Alley**

The proposed vehicular turn around requires vehicles to maneuver within the building garage. To do this requires an easement. Please provide a copy of the easement.

### **6. Vehicular Access**

Curb cuts are not allowed when they do not lead to parking. Please remove the curb but along 1st avenue NW.

### **7. Solid Waste Storage**

Before the zoning review can be approved you'll need to upload conceptual approval that the proposed collection size and location has been approved by SPU.